



Weekly Permit Bulletin

November 12, 2015

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2nd floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION Somerset Short Plat Amendment

Location: 15016 SE 51st St.

Neighborhood: Newcastle

File Number: 15-125977-LF

Description: Application for a Final Short Plat Amendment to modify the tree preservation plan shown on the face of the short plat (King Co. Rec. #20150127900010). The applicant requests the amendment in order to relocate the required replacement trees within Lot A and Lot B of the short plat. No change to tree quantities or species is proposed and no other modifications to the short plat have been requested.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 30, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 28, 2015

Completeness Date: November 3, 2015

Applicant Contact: Bryan Grusz SG Land Group, LLC 425-417-0053

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

Notice of Decision

NOTICE OF RECOMMENDATION, PUBLIC HEARING, AND SEPA DETERMINATION

[Downtown Livability Land Use Code
Amendment](#)

Location: Downtown

Subarea: Downtown Bellevue

File Number: 12-127731-AD

Description: The Downtown Livability Initiative Citizens' Advisory Committee issued a final report concluding that Downtown Bellevue's future competitive edge will depend on creating a livable, memorable Downtown environment. To accomplish this, the proposed Downtown Livability Initiative would examine building heights and urban form, refine urban design guidelines with a stronger focus on the pedestrian and street environment, and promote other amenities that will serve the people who will live, work, and play in Downtown Bellevue in 2030. This proposal is the first set of Land Use Code amendments implementing the Downtown Livability Initiative. The subject of these amendments include permitted uses, signage for publicly accessible spaces, mechanical equipment location and screening, street trees, redefinition of the Downtown boundary, overhead weather protection and extension of the Major Pedestrian Corridor. Some pedestrian related elements recommended through the Downtown Transportation Plan Update will also be considered. For more information visit

www.bellevuewa.gov/downtown-livability.htm

Approvals Required: Adoption of ordinance by the City Council.

Decision: Recommendation of Approval

SEPA: Determination of Non-Significance

SEPA Appeal: Any appeal of this SEPA Threshold Determination must wait until after final action is taken on this proposal by the City Council. Following final action by the City Council, an appeal of the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

Public Hearing: December 9, 2015, 7 PM;
Bellevue City Hall; 450 110th Ave NE,

Hearing Room: 1E-108

Date of Application: October 31, 2012

Completeness Date: November 6, 2012

Notice of Application Date: November 15, 2012

Applicant Contact: Patricia Byers, Code Development Manager, 425-452-4241, tbyers@bellevuewa.gov

SEPA Planner: Heidi Bedwell, 425-452-4862

SEPA Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[Holiday Inn Express/Staybridge Inn Suites Hybrid Hotel](#)

Location: 969 118th Avenue SE

Neighborhood: Richards Valley

File Number: 15-103340-LO

Description: Critical Areas Land Use Permit approval to demolish the existing composting facility to construct a 279 room hybrid hotel. The hotel will consist of 170 rooms designated for the Holiday Inn Express while the remaining 109 rooms will be designated for the Staybridge Inn Suites. Each hotel will have its own distinct entry. Site size is 3.58 acres. A Category II wetland exists along the western portion of the site. The applicant requests a buffer reduction by 12,092 square feet. Mitigation and enhancement of the buffer will occur with this application to improve functions and values of existing site conditions.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Minimum Comment Period Ends: November 30, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 20, 2015

Completeness Date: February 12, 2015

Notice of Application Date: February 19, 2015

Applicant: Arne J. Hall, LLC for NBK, LLC

Applicant Contact: Arne Hall, AJH Development Services, LLC, 425-269-9899

Planner: Toni Pratt, 425-452-5374

Planner Email: tp Pratt@bellevuewa.gov

NOTICE OF DECISION

[Crossroads Senior Living](#)

Location: 15600 NE 8th Street – Crossroads Mall Lot 2 north of Crossroads Cinema

Subarea: Crossroads

File Number: 15-103701-LD

Description: Design Review Permit approval for a 6-story mixed-use residential building for seniors. Includes 185 apartments, residential amenities, 1,600 SF commercial space, structured parking for 114 vehicles and 40 surface parking spaces.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: November 30, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 27, 2015

Completeness Date: February 19, 2015

Notice of Application Date: March 5, 2015

Applicant: Diana Keys, Johnson Braund Inc., 206-766-8300

Applicant Contact: Diana Keys, Johnson Braund Inc., 206-766-8300,

dianak@johnsonbraund.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov